



21 St Matthews Road, Cotham

Guide Price £530,000

RICHARD  
HARDING

A unique and incredibly well located double fronted Victorian house, currently arranged as a 4 bedroom student property (vacant this summer). Offering the rare advantage of off-road parking and single garage.

## Key Features

- Located on St Matthews Road, a well-regarded side road in a highly convenient and central location, with easy access to Park Street, Bristol city centre and all central areas of Bristol, whilst also being within half a mile of the excellent independent restaurants and cafes of Cotham Hill, Clifton Down train station and Whiteladies Road, with its bus connections, weekly farmers' market and cinema.
- Ground Floor:** central entrance hallway, cosy bay fronted living room leading through into a separate kitchen, 2 double and a bath/shower room/wc.
- First Floor:** central landing and 2 further double bedrooms.
- Outside:** courtyard front garden, off road parking and a garage.
- Currently arranged as a student HMO;** yet would offer exciting potential for home owners seeking to purchase a house to put their own stamp on, making an excellent alternative to an apartment at the pricing point.

## GROUND FLOOR

**APPROACH:** via a garden gate and paved courtyard front garden, leading to the central door to the house.

**ENTRANCE HALLWAY:** spacious central entrance hallway with understairs recess and staircase rising to first floor landing, exposed stripped floorboards and a radiator. Doors off to living room (which in turn leads through to the kitchen), bedroom 1, bedroom 2 and bathroom.

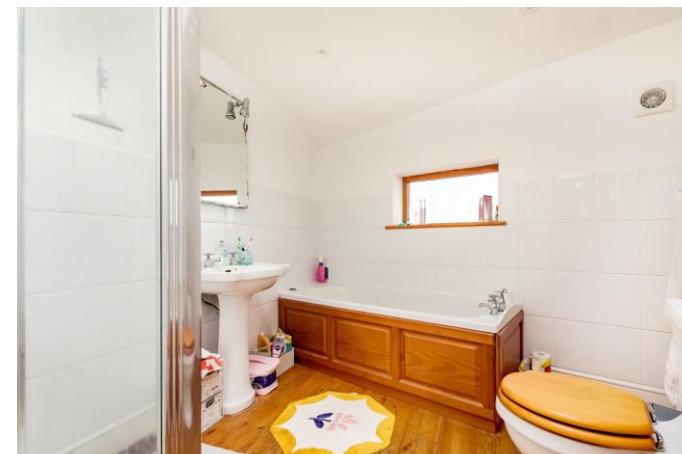
**LIVING ROOM:** (front) (12'8" x 9'11") (3.86m x 3.02m) bay fronted sitting room with double glazed windows to front providing plenty of natural light, exposed stripped floorboards and a radiator. Door access the single garage. Wall opening providing a sociable connection through to:-

**KITCHEN:** (8'10" x 8'8") (2.70m x 2.63m) fitted kitchen comprising base and eye level cupboards and drawers with roll edged worktop over, double stainless steel sink and drainer unit, obscured Velux skylight window with further obscured glazed panel to rear providing natural light. Plumbing and appliance space for dishwasher, fridge/freezer and cooker with an extractor hood over. Radiator and inset spotlights.

**BEDROOM 1:** (front) (12'8" x 11'11") (3.86m x 3.63m) a double bedroom with bay window to front comprising double glazed windows, high ceilings with ceiling coving, radiator.

**BEDROOM 2:** (rear) (18'1" x 11'7") (5.50m x 3.54m) a good sized double bedroom with Velux skylight window, further glazed panel to rear and a radiator.

**BATHROOM/WC:** a generous bathroom with a white suite comprising panelled bath, separate shower enclosure with system fed shower, low level wc, pedestal wash basin, radiator, heated towel rail, extractor fan, glazed panel to rear, skylight window and inset spotlights.





## FIRST FLOOR

**LANDING:** a central landing with double glazed window to the front, loft hatch. Doors off to the two further double bedrooms.

**BEDROOM 3:** (front) (12'7" x 11'11") (3.83m x 3.64m) a double bedroom with high ceilings and a radiator. Bay window to front comprising double glazed windows.

**BEDROOM 4:** (12'7" x 10'9") (3.83m x 3.27m) a similarly good sized double bedroom with high ceilings, ceiling coving and a radiator. Bay window to front comprising double glazed windows

## OUTSIDE

**OFF ROAD PARKING & SINGLE GARAGE:** the property has the rare advantage of a driveway providing an off road parking space for a small city car, leading up to a single garage.

**SINGLE GARAGE:** (21'8" max x 9'11") (6.60m x 3.03m) the property has the rare advantage of a good sized single garage, currently used for storage and a utility space, with plumbing and appliance space for washing machine and dryer, wall mounted Worcester gas central heating boiler, roller shutter door to front leading out onto the driveway.

**FRONT GARDEN:** the property has a small front garden, mainly laid to paving with period boundary wall and flower border containing various shrubs and trees.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

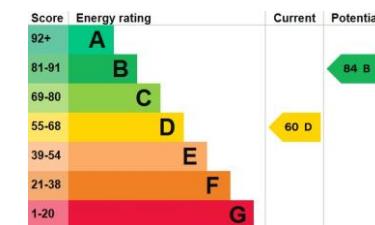
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### PLEASE NOTE:

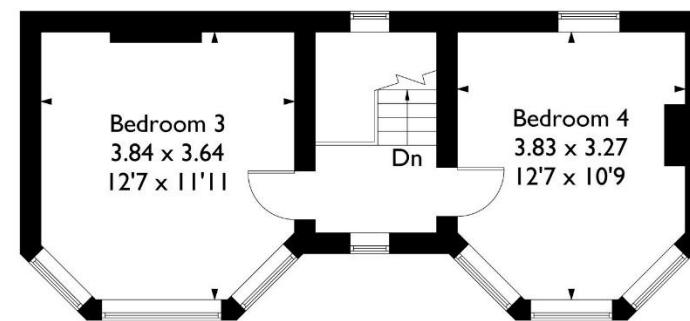
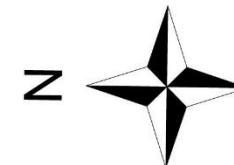
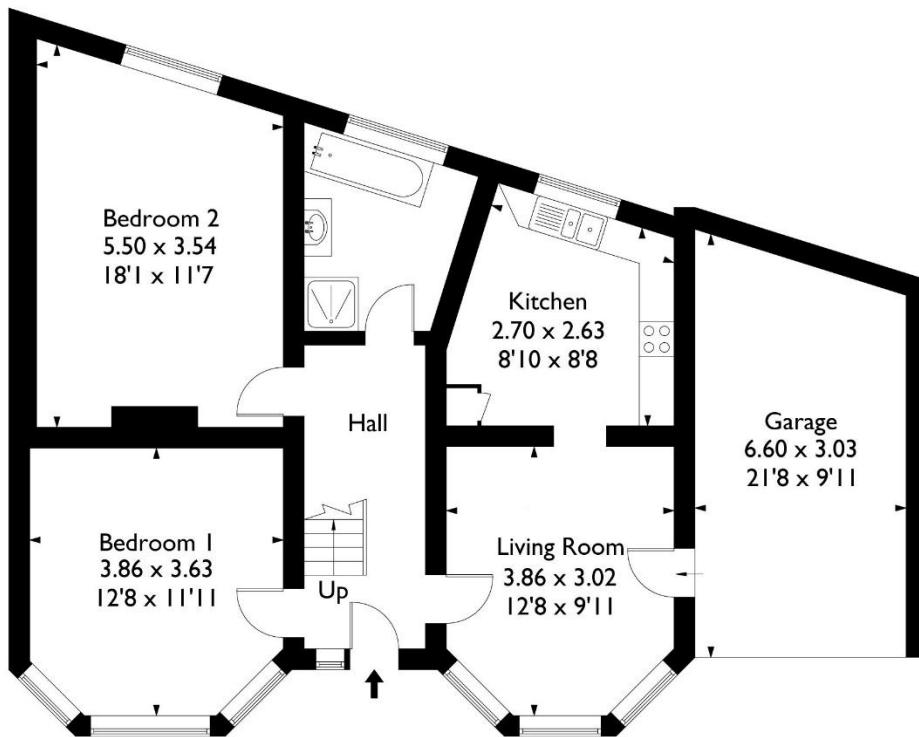
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (A/P) for schools do change and, secondly, just because a property is located within an A/P this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# St Matthews Road, Cotham, Bristol, BS6 5TS

Approximate Gross Internal Area = 122.86 sq m / 1322.45 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.